CARROLL COUNTY GOVERNMENT
225 N. Center Street
Westminster, Maryland 21157
410-386-2980
Toll-free 1-888-302-8978
Fax 410-386-2451
TT 410-848-3017

Jay C. Voight
Zoning Administrator
Office of Zoning Administration

Official Decision
Case ZA-1207
Zoning Administration
Carroll County, Maryland

Done

APPLICANT:	**David Scott Collins**
REQUEST:	**Reduction of a front yard setback of 40 feet to 10 feet for an attached garage**
LOCATION:	**3252 Tracey's Mill Road, Manchester, MD 21102**
MAP/BLOCK/PARCEL:	**14/12/690 Parcel B**
APPLICABLE REGULATIONS:	**Chapters 223-75 and 223-181**
HEARING HELD:	**June 2, 2010**

FINDINGS AND CONCLUSIONS

Based on the testimony and evidence presented at the hearing the variance is **granted**.

Facts which support the request for relief from the strict terms of the Ordinance, in this case, a variance to reduce a front yard setback from 40 feet to 10 feet for an attached garage are as follows:

The house which was built in 1920 predates the zoning ordinance and sits within 10 feet of the road. The applicant wishes to build an attached garage to his house and leave room for vehicles to be parked in front of the garage. The property is approximately 80 percent wetlands or ponds, and space for construction is very limited.

No neighbors were present at the hearing opposing the variance; therefore, the granting of this variance should have no adverse effect on any adjoining property owners.

This approval is valid for one year from the date of this decision.

Note: An appeal of a Decision made pursuant to Chapter 223-181.2 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrator's decision in accordance with Chapter 223-182 and 223-188 of the Code of Public Local Laws and Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-181 is final and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

June 9 2010
Date

Jay C Voight
Jay C. Voight
Zoning Administrator